

**QA-606**  
**Tolson-Cockey House**  
**1007 Main Street**  
**Stevensville**  
**Queen Anne's County**

**Constructed ca. 1896**  
**Private**

The Tolson-Cockey House is located approximately three quarters of a mile east of the center of Stevensville in Queen Anne's County. Facing south, the two-and-one-half-story, frame house looks towards Main Street (MD Route 18). The Tolson-Cockey House displays a T-shaped footprint and a cross-gabled roof. The T is formed by a south-facing main block and a wing situated along the main block's west elevation. The wing projects southwards approximately six feet from the main block's façade and northwards about fifteen feet from the main block's rear (north) elevation, forming a rear ell. A one-story, shed-roofed addition is located in the interior corner between the ell and the main block, extending approximately ten feet further west than the main block. A historic, one-story, two-bay, frame garage stands due east of the house. A non-historic frame gazebo, and a non-historic frame guest house are situated to the house's west. A non-historic frame shed, a non-historic metal-frame greenhouse, and a non-historic swimming pool are located north of the house.

The Tolson-Cockey House's current tax assessment gives its construction date as 1896. However, documentary evidence indicates that a house stood on the property as early as January 1860. The current structure may include part or all of a mid-nineteenth-century dwelling. In 1894, Joseph D. Tolson, who had owned the property since 1860, took out a mortgage, likely either to add to the existing structure, or to construct a new one. Tolson's family owned the property until 1906, after which it passed through several owners before being purchased by Frank and Miriam Cockey in 1930. The Cockeys owned the house until 1974.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. QA-606

### 1. Name of Property

historic

other Tolson-Cockey House (preferred)

### 2. Location

street and number 1007 Main Street not for publication

city, town Stevensville, MD 21666-2089 vicinity

county Queen Anne's County

### 3. Owner of Property

name James H. and Catherine Slater

street and number 1007 Main Street telephone (410) 643-7528

city, town Stevensville state MD zip code 21666-2089

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Queen Anne's County Courthouse liber CWC 98 folio 479

city, town Centreville tax map 57 tax parcel 143 tax ID number 04-008545

### 5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District  
☐ Contributing Resource in Local Historic District  
☐ Determined Eligible for the National Register/Maryland Register  
☐ Determined Ineligible for the National Register/Maryland Register  
☐ Recorded by HABS/HAER  
☐ Historic Structure Report or Research Report at MHT  
☐ Other: \_\_\_\_\_

### 6. Classification

| Category  | Ownership                                   | Current Function                            | Resource Count   |
|---|---|---|--|
| <input type="checkbox"/> district               | <input type="checkbox"/> public             | <input type="checkbox"/> agriculture        | Contributing   |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> commerce/trade     | Noncontributing  |
| <input type="checkbox"/> structure              | <input type="checkbox"/> both               | <input type="checkbox"/> defense            | 2  |
| <input type="checkbox"/> site                   |   | <input type="checkbox"/> domestic           | 4  |
| <input type="checkbox"/> object                 |   | <input type="checkbox"/> education          | 0  |
|   |   | <input type="checkbox"/> funerary           | 0  |
|   |   | <input type="checkbox"/> government         | 0  |
|   |   | <input type="checkbox"/> health care        | 0  |
|   |   | <input type="checkbox"/> industry           | 2  |
|   |   | <input type="checkbox"/> landscape          | 0  |
|   |   | <input type="checkbox"/> recreation/culture | 1  |
|   |   | <input type="checkbox"/> religion           | 0  |
|   |   | <input type="checkbox"/> social             | 0  |
|   |   | <input type="checkbox"/> transportation     | 5  |
|   |   | <input type="checkbox"/> work in progress   | Total  |
|   |   | <input type="checkbox"/> unknown            |  |
|   |   | <input type="checkbox"/> vacant/not in use  |  |
|   |   | <input type="checkbox"/> other:             |  |
|   |   |   | Number of Contributing Resources<br>previously listed in the Inventory |
|   |   |   | 0  |

## 7. Description

Inventory No. QA-606

### Condition

|   |                                       |
|---|---------------------------------------|
| <input checked="" type="checkbox"/> excellent | <input type="checkbox"/> deteriorated |
| <input type="checkbox"/> good                 | <input type="checkbox"/> ruins        |
| <input type="checkbox"/> fair                 | <input type="checkbox"/> altered      |

### Summary

The Tolson-Cockey House is located approximately three quarters of a mile east of the center of Stevensville in Queen Anne's County. Facing south, the two-and-one-half-story, frame house looks towards Main Street (MD Route 18). The Tolson-Cockey House displays a T-shaped footprint and a cross-gabled roof clad with asphalt shingles. The T is formed by a south-facing main block and a wing situated along the main block's west elevation. The wing projects southwards approximately six feet from the main block's façade and northwards about fifteen feet from the main block's rear (north) elevation, forming a rear ell. A one-story, shed-roofed addition is located in the interior corner between the ell and the main block, extending approximately ten feet further west than the main block. A historic, one-story, two-bay, frame garage stands due east of the house. A non-historic frame gazebo, and a non-historic frame guest house are situated to the house's west. A non-historic frame shed, a non-historic metal-frame greenhouse, and a non-historic swimming pool are located north of the house.

### Description

The Tolson-Cockey House is located approximately three quarters of a mile east of the center of Stevensville in Queen Anne's County. It sits on a grassy rise, 60 yards south of Cox Creek. The two-and-one-half-story, frame house faces south towards Main Street (MD Route 18). A wood picket fence runs along the property line to the south and east of the house; a screen of trees lines the inside of the fence. The front lawn is dotted with mature trees and a few immature trees. Shrubbery lines the house's foundation. The area immediately north of the house is heavily landscaped, with a poured-concrete, in-ground pool as the central feature. The pool area is surrounded by a wood picket fence. A metal-frame greenhouse is located just east of the pool. A frame gazebo and a frame guest house stand at the bottom of the rise to the west of the house. A one-story, two-bay, frame garage stands due east of the house. An asphalt-paved driveway runs north from Main Street to a spacious parking area between the garage and the house. A non-historic wood dock projects into Cox Creek north of the house.

The Tolson-Cockey House displays a T-shaped footprint and a cross-gabled roof clad with asphalt shingles. The T is formed by a south-facing main block and a wing situated along the main block's west elevation. The wing projects southwards approximately six feet from the main block's façade and northwards about fifteen feet from the main block's rear (north) elevation, forming a rear ell. The portion of the wing that projects southwards features cutaway corners. A one-story, shed-roofed addition is located in the interior corner between the ell and the main block, extending approximately ten feet further west than the main block. The main block and rear ell rest upon a continuous, common-bond, brick foundation, while the one-story addition sits on a continuous, poured-concrete foundation. The house is clad with vinyl weatherboard. An exterior-end brick chimney is located at the west end of the main block. Closed, overhanging, vinyl eaves mark the roofline; the vinyl soffit is vented. A one-story, frame porch wraps around the front of the house; the porch roof is supported by wood Tuscan columns. With only a few exceptions, all of the house's window openings contain vinyl windows.

The five-bay façade (south elevation) of the Tolson-Cockey House comprises three bays in the wing, and two bays in the main block. The west bay of the main block's first story features a multi-light door that is framed by three-light-over-one-panel wood sidelights, and a four-light wood transom. The main block's other bay contains a six-over-six, vinyl, double-hung window framed by affixed, louvered, vinyl shutters. The main block's two second-story bays are occupied by windows that match those on the first story. The wing's cutaway corners give its three façade bays an octagonal shape. The central bays on both first and second stories are occupied by windows matching those in the main block, while the two outermost bays in both stories display four-over-four vinyl windows. A two-over-two, arched-top, double-hung, wood window occupies the wing's front-facing gable.

The house's west elevation is composed of a three-bay section at the south end, and a four-bay section at the north end that may be an addition. The spacing of its bays causes the north section of the wing to appear to be an addition; however, its foundation appears to be contemporaneous with the south section of the wing. The three first- and second-story bays at the south end of the west elevation are occupied by windows that match those on the façade. The first story of the west elevation's north end has two groups of paired, six-over-six, double-hung, vinyl windows that are shorter than those found elsewhere on the house. The second story at the north end of the west elevation is devoid of fenestration.

The north elevation of the wing features two sets of paired windows on the first story that match the paired windows on the west elevation. The second story is occupied by two, six-over-six, double-hung, vinyl windows. The wing's east elevation displays a two-leaf, fifteen-light, vinyl door in the first story; the second story is devoid of fenestration.

## 8. Significance

Inventory No. QA-606

| Period  | Areas of Significance                            | Check and justify below                  |   |  |
|---|--|--|---|--|
| <input type="checkbox"/> 1600-1699            | <input type="checkbox"/> agriculture             | <input type="checkbox"/> economics       | <input type="checkbox"/> health/medicine        | <input type="checkbox"/> performing arts     |
| <input type="checkbox"/> 1700-1799            | <input type="checkbox"/> archeology              | <input type="checkbox"/> education       | <input type="checkbox"/> industry               | <input type="checkbox"/> philosophy          |
| <input checked="" type="checkbox"/> 1800-1899 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> engineering     | <input type="checkbox"/> invention              | <input type="checkbox"/> politics/government |
| <input checked="" type="checkbox"/> 1900-1999 | <input type="checkbox"/> art                     | <input type="checkbox"/> entertainment/  | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion            |
| <input type="checkbox"/> 2000-                | <input type="checkbox"/> commerce                | <input type="checkbox"/> recreation      | <input type="checkbox"/> law                    | <input type="checkbox"/> science             |
|   | <input type="checkbox"/> communications          | <input type="checkbox"/> ethnic heritage | <input type="checkbox"/> literature             | <input type="checkbox"/> social history      |
|   | <input type="checkbox"/> community planning      | <input type="checkbox"/> exploration/    | <input type="checkbox"/> maritime history       | <input type="checkbox"/> transportation      |
|   | <input type="checkbox"/> conservation            | <input type="checkbox"/> settlement      | <input type="checkbox"/> military               | <input type="checkbox"/> other: _____        |

Specific dates

Architect/Builder

Construction dates 1896

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

### Summary Statement of Significance

The Tolson-Cockey House's current tax assessment gives its construction date as 1896. However, documentary evidence indicates that a house stood on the property as early as January 1860. The current structure may include part or all of a mid-nineteenth-century dwelling. In 1894, Joseph D. Tolson, who had owned the property since 1860, took out a mortgage, likely either to add to the existing structure, or to construct a new one. Tolson's family owned the property until 1906, after which it passed through several owners before being purchased by Frank and Miriam Cockey in 1930. The Cockeys owned the house until 1974.

### Historical Narrative

In 1860, when Joseph D. Tolson purchased a two-and-one-half-acre lot on the road to Broad Creek, a dwelling already stood on the property.<sup>1</sup> Maps from both 1866 and 1877 also show a dwelling on the site of the current house.<sup>2</sup> In 1877, Tolson owned property across Cox Creek, and he likely farmed that land.<sup>3</sup> In 1894, he took out a mortgage on his home property.<sup>4</sup> According to the current tax assessment, the Tolson-Cockey House was built in 1896. However, the form of the house fits a pattern of late nineteenth-century expansion of mid-nineteenth-century dwellings.<sup>5</sup> Thus, Joseph Tolson likely mortgaged the property in order to add to the existing dwelling, which he completed in 1896, rather than to construct an entirely new house. The original dwelling – a modestly sized, side-passage-plan dwelling – may survive as the main block of the current house. Mid-nineteenth-century, side-passage-plan dwellings are found throughout Queen Anne's County. Many such houses were later expanded either by the addition of a cross-wing, or by extending the house from one end to make it into an I-house. Furthermore, some of the houses seem to have been constructed with this expansion in mind.<sup>6</sup>

In the 1900 census, Joseph Tolson was described as a "house carpenter," suggesting that he may have personally constructed the addition to his house.<sup>7</sup> Tolson's family owned the property until 1906, when his daughter, Sarah R. Downes, and her husband, J.

<sup>1</sup> When William Tanner and John and Georgeannah Tunis sold the property in 1860, Tunis resided on the site. See Chain of Title, Continuation Sheet 8-2, for this and all subsequent deed references for this property.

<sup>2</sup> J. G. Strong's *Map of Queen Anne's County* (n.p.: J.G. Strong, 1866); and *An Illustrated Atlas of Kent and Queen Anne Counties, Maryland* (Philadelphia: Lake, Griffing & Stevenson, 1877).

<sup>3</sup> J. G. Strong's *Map of Queen Anne's County*. In the 1880 census, Joseph Tolson was listed as a farmer. 1880 U.S. Population Census, Queen Anne's County, Maryland, Fourth Election District, Enumeration District No. 62, Sheet No. 3B.

<sup>4</sup> The mortgage was held by Tolson's wife, Sarah A.E. Tolson.

<sup>5</sup> See Section 7 for a detailed description of the house.

<sup>6</sup> Some of the similar houses identified in the course of this survey are: QA-119, *Bryan Farm*; QA-576, *Tristram*; QA-579, *The Methodist Parsonage of Wye Neck Church*; QA-589, *Kirwan's Eareckson Farm*; QA-614, *Neal-Grubb Farmhouse*; and QA-618, *Wolcott-Schiwy House*.

<sup>7</sup> 1900 U.S. Population Census, Queen Anne's County, Maryland, Fourth Election District, Enumeration District No. 63, Sheet No. 2A.

## 9. Major Bibliographical References

Inventory No. QA-606

*An Illustrated Atlas of Kent and Queen Anne Counties, Maryland.* Philadelphia: Lake, Griffing & Stevenson, 1877.

*J.G. Strong's Map of Queen Anne's County.* N.p.: J.G. Strong, 1866.

U.S. Population Census, Baltimore City, Maryland, 1910.

———, Queen Anne's County, Maryland, 1880.

———, Queen Anne's County, Maryland, 1900.

## 10. Geographical Data

Acreage of surveyed property 2.45 acres

Acreage of historical setting 2.5 acres, more or less

Quadrangle name Kent Island

Quadrangle scale: 1:24,000 (7.5 minute)

### Verbal boundary description and justification

The property boundary is defined by the current parcel boundaries shown on tax map 57, grid 1, parcel 143 in Queen Anne's County, Maryland.

## 11. Form Prepared by

|                 |  |           |                   |
|-----------------|--|-----------|-------------------|
| name/title      | Evelyn D. Causey, Ph.D., Senior Historian<br>Gerald M. Maready, Jr., Architectural Historian |           |                   |
| organization    | History Matters, LLC   | date      | December 21, 2007 |
| street & number | 1502 21 <sup>st</sup> Street, NW, 2 <sup>nd</sup> Floor                                      | telephone | (202) 223-8845    |
| city or town    | Washington   | state     | DC                |

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to:

Maryland Historical Trust  
Maryland Department of Planning  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600



# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. QA-606

Name: Tolson-Cockey House  
Continuation Sheet

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The main block's north elevation displays windows only on the second story; they match those found on the façade. A one-story addition is accreted to the first story of the main block's north elevation. The north elevation of the addition is four bays in length, with a single short, six-over-six, double-hung, vinyl window at the far western end; two short, six-over-six, double-hung, vinyl windows in the center; and a door opening at the east end with only a metal storm door visible.

The main block's east elevation features a single window in each story that matches the windows on the façade. A two-over-two, arched-top, wood window occupies the gable. The east elevation of the addition features two windows matching those on the addition's north elevation. The addition's façade (south elevation) displays a shed-roofed overhang that runs the full length of the addition and is supported by wood brackets. The overhang shelters a six-light-over-two-panel wood door.

### Secondary Resources (buildings, sites, structures, objects.)

#### *Garage*

The circa 1940, one-story, two-bay, frame garage stands on a cinder block foundation, facing south. It is clad with asbestos shingles. The side-gable roof is clad with standing-seam metal and features exposed rafter tails. The two vehicle bays are occupied by sliding, vertical board doors. The garage's west elevation is three bays in length, with two, two-light, metal, awning windows, and a six-panel wood door.

#### *Gazebo*

The circa 2000, one-story, frame gazebo has a lozenge-shaped footprint and sits on a concrete slab. It has a gable roof clad with wood shingles and a centered cupola.

#### *Guest House*

The circa 1960 guest house is a one-story frame dwelling that faces east. Its foundation is covered by metal sheeting, and was therefore not visible. The walls are clad with plywood, and the side-gable roof is sheathed with asphalt shingles. A central doorway and louvered windows occupy the façade.

#### *Greenhouse*

The greenhouse is a circa 1990, metal and glass building standing on a concrete slab. It has a gambrel roof.

#### *Shed*

The circa 2000, one-story, prefabricated, frame shed rests upon wood blocks. It is clad with T-111 siding, and has a front-gable roof sheathed with asphalt shingles.

#### *Pool*

The circa 2000, poured-concrete pool is surrounded by a poured-concrete patio. A wood picket fence surrounds the entire pool area.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

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Name: Tolson-Cockey House  
Continuation Sheet

Number 8 Page 1

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Denny Downes, of Baltimore sold it to John F. Brown.<sup>8</sup> Brown defaulted on the mortgage in 1910. After a couple of intervening owners, Frank B. and Miriam S. Cockey bought the property in 1930; they owned it until 1974.

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<sup>8</sup> The 1910 U.S. Census states that J. Denny Downes was a steamboat captain. Given the multiple steamboat connections from Baltimore to Queen Anne's County, it seems likely that his boat ran that route. 1910 U.S. Population Census, Baltimore City, Maryland, Enumeration District No. 269, Sheet No. 12B.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. QA-606

Name: Tolson-Cockey House  
Continuation Sheet

Number 8 Page 2

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### Chain of Title

#### **31 October 1975**

*Grantor:* Robert D. and Phyllis G. Mamayek

*Grantee:* James Harry and Catherine A. Slater

Liber CWC 98, Folio 479

"[. . .] containing 2-1/2 acres of land, more or less."

#### **18 October 1974**

*Grantor:* Frank B. and Miriam S. Cockey

*Grantee:* Robert B. and Phyllis G. Mamayek

Liber CWC 88, Folio 198

"[. . .] containing 2 1/2 acres of land, more or less."

#### **6 January 1930**

*Grantor:* William Wellford and Hannah Elsie Carter

*Grantee:* Frank B. and Miriam S. Cockey

Liber BHT 10, Folio 415

"[. . .] containing two acres and one-half of an acre of land, more or less [. . .]."

#### **4 January 1911**

*Grantor:* John C. and Mary Elizabeth Stevens

*Grantee:* William Wellford Carter

Liber SS 9, Folio 306

"[. . .] containing two acres and one-half of an acre of land, more or less."

#### **1 June 1910**

*Grantor:* E. Carville Tolson, Attorney

*Grantee:* John C. Stevens

Liber SS 8, Folio 260

"Whereas, in execution of a power of sale in a Mortgage from John F. Brown to Sarah R. Downes [. . .] the said E. Carville Tolson, the atty. named in the said Mortgage sold the mortgaged property [. . .] ALL that lot or parcel of land situate on Kent Island, in Queen Anne's County aforesaid, known as 'Tolson Property' and lying near the bridge over Coxes' Creek, on the public road leading from Kent Island Narrows to Stevensville [. . .] containing three acres of land, more or less; same being the land granted in the above recited Mortgage [. . .]."

#### **15 November 1906**

*Grantor:* Sarah R. Downes and J. Denny Downes

*Grantee:* John F. Brown

Liber SS 2, Folio 456

"[. . .] all that lot of ground situate on Kent Island aforesaid and known as the Joseph D. Tolson House and Lot, and [. . .] containing two & 1/2 acres of land more or less [. . .]."

#### **8 June 1904**

*Grantor:* Philemon B. Hopper, Attorney

*Grantee:* Sallie R. Tolson

Liber JEG 6, Folio 331

"[. . .] all that lot or parcel of land situate on Kent Island, in Queen Anne's County State aforesaid, known as 'Tolson Property' and lying near the bridge over Coxes Creek, on the public road leading from Kent Narrows to Stevensville [. . .] containing two and one half acres of land, more or less [. . .]."



# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. QA-606

Name: Tolson-Cockey House  
Continuation Sheet

Number 8 Page 3

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**18 April 1894**

Mortgage

Liber WHC 1, Folio 178

"[. . .] the said Joseph D. Tolson is now justly indebted unto Sarah A.E. Tolson [. . .] in the full sum of Twenty five hundred dollars, with interest [. . .] the same being money loaned to the said Joseph D. Tolson by the said Sarah A.E. Tolson [. . .]."

"[. . .] all that lot, or parcel of land whereon the said Joseph D. Tolson now resides, situate on Kent Island, Queen Anne's County aforesaid, and lying on the public road leading from Kent Narrows to Stevensville [. . .] containing two and one half acres of land, more or less [. . .]."

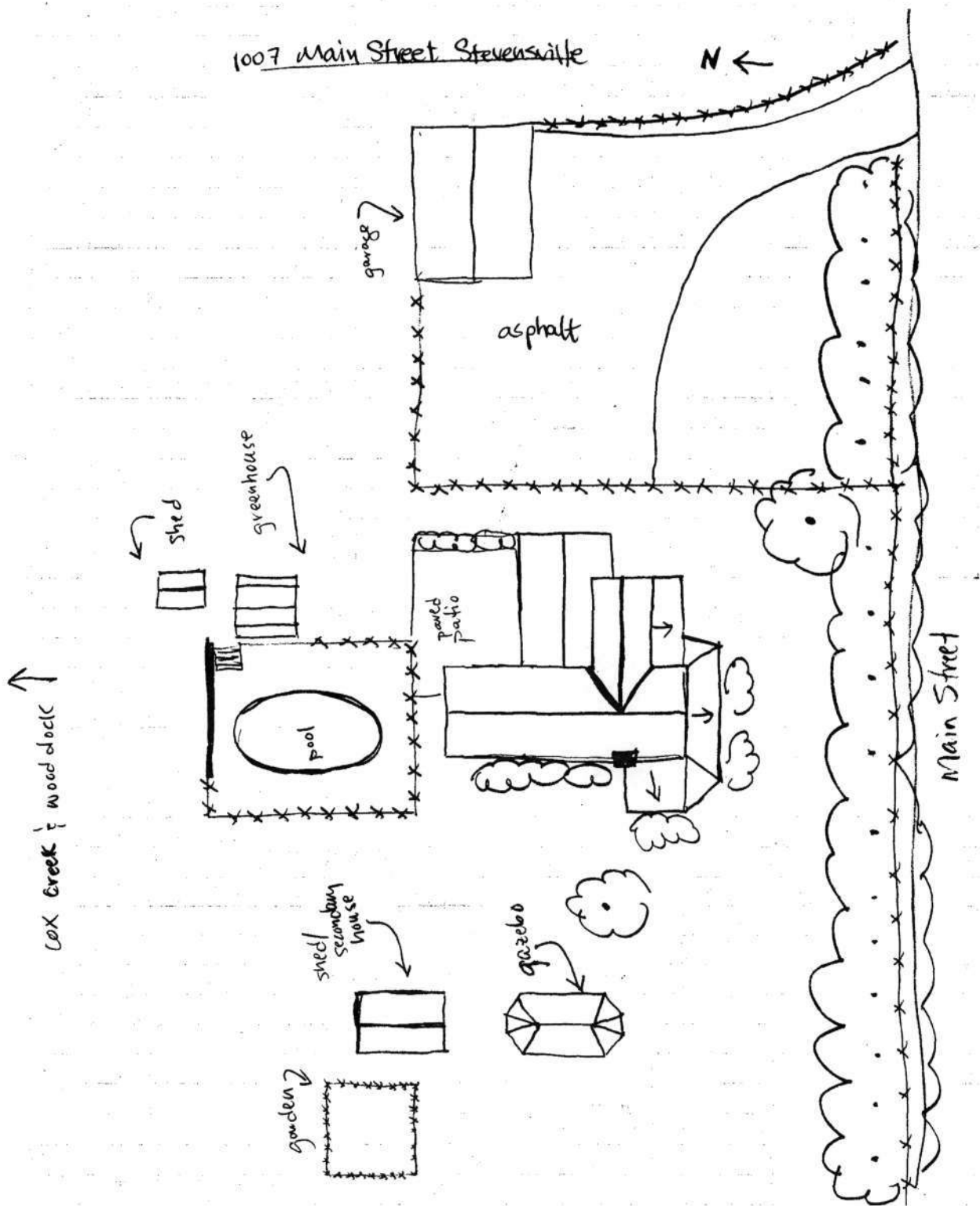
**11 January 1860**

Grantor: William Tanner, John H. and Georgeannah Tunis

Grantee: Joseph D. Tolson

Liber MB 1, Folio 250

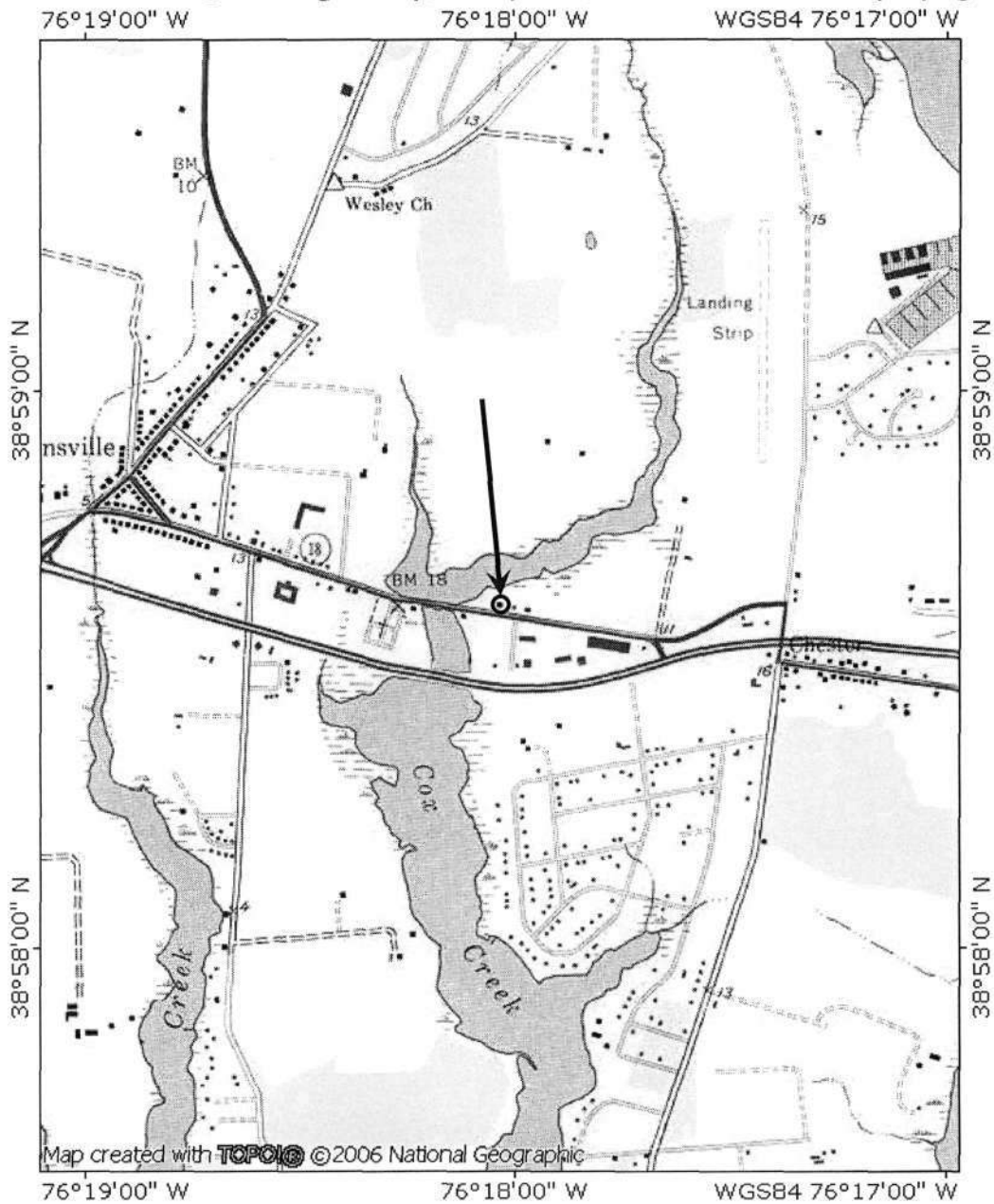
"[. . .] all that Lot or parcel [of] Ground Situated on Kent Island in the County aforesaid lying on the public road leading from Kent narrows to Broad Creek where the said John H. Tunis now resides [. . .]."



Site Plan  
 QA-606  
 Tolson-Cockey House  
 1007 Main Street  
 Stevensville vicinity  
 Queen Anne's County, Maryland

not to scale

USGS Kent Island Quadrangle Map, Maryland, 7.5 Minute Series (Topographic)



**QA-606**  
**Tolson-Cockey House**  
**1007 Main Street**  
**Stevensville vicinity**  
**Queen Anne's County**

0.0 0.5 1.0 miles  
0.0 0.5 1.0 1.5 km

MN ↑ T  
11°  
08/13/07



QA-606  
Tolson-Cockey House  
1007 Main Street, Stevensville vicinity  
Queen Anne's County, MD  
History Matters, LLC  
6/2007  
Maryland SHPO  
West + south elevations, looking NE  
1 of 5





QA-606

Tolson-Cockey House

1007 Main Street, Stevensville vicinity

Queen Anne's County, MD

History Matters, LLC

6/2007

Maryland SHPO

shed, gazebo + west elevation of House, looking E

2 of 5



QA-606  
Tolson-Cockey House  
1007 Main Street, Stevensville vicinity  
Queen Anne's County, MD  
History Matters, LLC

6/2007  
Maryland SHPO  
North+west elevations, looking SE  
3 of 5



QA-606  
Tolson-Cockey House  
1007 Main Street, Stevensville vicinity  
Queen Anne's County, MD  
History Matters LLC  
6/2007  
Maryland SHPO  
East + north elevations, looking SW  
4 of 5





QA-606  
Tolson-Cockey House  
1007 Main Street, Stevensville vicinity  
Queen Anne's County, MD  
History Matters, LLC  
6/2007  
Maryland SHPO  
South elevation (facade), Looking NW  
5 of 5